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Judge Samuel J. Steiner  
Chapter 7

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:

ALLEN, DUGALD AND ALLEN, HILARY

Debtor(s).

No. 09-22923-SJS

**REPORT ON SALE**

COMES NOW the Trustee, Edmund Wood, and submits this Report on Sale.

The details can be found on the attachment hereto and are summarized as follows:

<b>Gross Sales Price:</b>	<b>\$508,674.41</b>
<b>Less:</b>	
Chase - Payoff	\$444,960.57
Homestreet Bank - Payoff	\$3,000.00
King County Treasurer – County Taxes	\$311.97
Re/Max Metro Realty - Commissions	\$10,140.00
Skyline Properties, Inc. - Commissions	\$15,210.00
Ticor Title Company – Lender's Title Insurance	\$107.92
Wanda Nuxoll – Closing Fee	\$1,109.50
Ticor Title Company – Owner's Title Company	\$1,136.00
King County Treasurer - Deed	\$65.00
King County Treasurer – Local Excise Tax	\$2,535.00
King County Treasurer – State Excise Tax	\$6,494.60
City of Bellevue - Utilities	\$853.85
<b>Sales Proceeds to Trustee</b>	<b>\$22,750.00</b>
<b>Less:</b>	
Chase – Additional Per Diem Payment	\$1,374.41
<b>Net Proceeds to Trustee</b>	<b>\$21,375.59</b>

DATED August 23, 2010

/s/ Edmund Wood  
Edmund Wood, WSB # 03695

REPORT ON SALE



## A. Settlement Statement (HUD-1)

### B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 10427	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower:  Ching-Chih Ma Chih-Yi Chang 10212 5th Ave NE #140 Seattle, WA 98125	E. Name and Address of Seller:  Edmund J. Wood, Bankr. Trustee for Dugald & Hilary Allen 303 N 67th Street Seattle, WA 98103	F. Name and Address of Lender:  <b>FINAL</b>
G. Property Location: 10028 NE 23rd St Bellevue, WA 98004 King County, Washington	H. Settlement Agent: Law Office of Wanda Reif Nuxoll, PS 22525 SE 64th Place, Suite 245 Issaquah, WA 98027  Place of Settlement: 22525 SE 64th Place, Suite 245 Issaquah, WA 98027	I. Settlement Date: July 29, 2010

### J. Summary of Borrower's transaction

100. Gross Amount Due from Borrower:	K. Summary of Seller's transaction	
101. Contract sales price	400. Gross Amount Due to Seller:	507,000.00
102. Personal property	401. Contract sales price	
103. Settlement Charges to Borrower (Line 1400)	402. Personal property	
104.	403. Escrow Credit	300.00
105.	404. Trustee Distrib to 1st Mortg.	1,374.41
<b>Adjustments for items paid by Seller in advance</b>		
106. City/Town Taxes to	406. City/Town Taxes to	
107. County Taxes to	407. County Taxes to	
108. Assessments to	408. Assessments to	
109.	409.	
110.	410.	
111.	411.	
112.	412.	
<b>120. Gross Amount Due from Borrower</b>	<b>420. Gross Amount Due to Seller</b> 508,674.41	
<b>200. Amounts Paid by or in Behalf of Borrower</b>		
201. Deposit or earnest money	500. Reductions in Amount Due Seller	
202. Principal amount of new loan(s)	501. Excess deposit (see instructions)	
203. Existing loan(s) taken subject to	502. Settlement charges to Seller (Line 1400)	60,401.87
204.	503. Existing loan(s) taken subject to	
205.	504. Payoff First Mortgage to Chase/ NW Trustee	444,960.57
206.	505. Payoff Second Mortgage to HomeStreet Bank	3,000.00
207.	506.	
208.	507. (Deposit disb. as proceeds)	
209.	508.	
<b>Adjustments for items unpaid by Seller</b>		
210. City/Town Taxes to	510. City/Town Taxes to	
211. County Taxes to	511. County Taxes 07/01/10 to 07/30/10 to	311.97
212. Assessments to	512. Assessments to	
213.	513.	
214.	514.	
215.	515.	
216.	516.	
217.	517.	
218.	518.	
219.	519.	
<b>220. Total Paid by/for Borrower</b>	<b>520. Total Reduction Amount Due Seller</b> 508,674.41	
<b>300. Cash at Settlement from/to Borrower</b>		
301. Gross amount due from Borrower (line 120)	600. Cash at settlement to/from Seller	
302. Less amount paid by/for Borrower (line 220) ( )	601. Gross amount due to Seller (line 420)	508,674.41
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower	602. Less reductions due Seller (line 520) ( )	508,674.41
	603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	0.00

By signing below, I certify this to be a true and correct copy of the original.

I certify this to be a true and  
correct copy of the original.  
  
Wanda Reif Nuxoll, P.S.

## L. Settlement Charges

700. Total Real Estate Broker Fees	\$ 25,350.00	Paid From Borrower'S Funds at Settlement	Paid From Seller'S Funds at Settlement
<i>Division of commission (line 700) as follows:</i>			
701. \$ 10,140.00	to Re/Max Metro Realty		
702. \$ 15,210.00	to Skyline Properties Inc.		
703. Commission paid at settlement			25,350.00
704.			
705.			
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge Includes Origination Point	\$ (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$ (from GFE #2)		
803. Your adjusted origination charges		(from GFE #A)	
804. Appraisal fee	to (from GFE #3)		
805. Credit Report	to (from GFE #3)		
806. Tax service	to (from GFE #3)		
807. Flood certification	to (from GFE #3)		
808.		(from GFE #3)	
809.		(from GFE #3)	
810.		(from GFE #3)	
811.		(from GFE #3)	
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Daily interest charges from to @ \$ /day	(from GFE #10)		
902. MIP Tot Ins. for Life of Loan months to		(from GFE #3)	
903. Homeowner's insurance for years to		(from GFE #11)	
904.		(from GFE #11)	
905.		(from GFE #11)	
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account		(from GFE #9)	
1002. Homeowner's insurance months @ \$ per month \$			
1003. Mortgage insurance months @ \$ per month \$			
1004. Property taxes		\$	
1005.			
1006.	months @ \$ per month \$		
1007.	months @ \$ per month \$		
1008.		\$	
1009.		\$	
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance		(from GFE #4)	107.92
1102. Settlement or closing fee to Law Office of Wanda Reif Nuxoll, PS		\$	1,109.50
1103. Owner's title insurance to Ticor Title Company		(from GFE #5)	1,136.00
1104. Lender's title insurance to Ticor Title Company		\$	
1105. Lender's title policy limit \$			
1106. Owner's title policy limit \$			
1107. Agent's portion of the total title insurance premium		\$	
1108. Underwriter's portion of the total title insurance premium		\$	
1109.			
1110.			
1111.			
1112.			
1113.			
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges to			
1202. Deed \$ 65.00 Mortgage \$ Releases \$ Other \$			65.00
1203. Transfer taxes			
1204. City/County tax/stamps \$			
1205. State tax/stamps \$		\$	
1206. Local Excise Tax to King County Treasurer			2,535.00
1207. State Excise Tax to King County Treasurer			6,494.60
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for		(from GFE #6)	
1302. Final Utility Bills to City of Bellevue			853.85
1303.			
1304. Court Approved Bankruptcy Fee to Edmund J. Wood, Bankruptcy Trustee			22,750.00
1305.			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			60,401.87

\* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Seller Edmund J. Wood, Trustee of Bankr. Est. of Dugald and Hilary Allen

BY: Rory Livesey, Attorney for Edmund J. Wood Trustee

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Law Office of Wanda Reif Nuxoll, PS, Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

## HUD-1 Attachment

**Seller(s):** Edmund J. Wood, Bankr. Trustee for Dugald & Hilary Allen  
303 N 67th Street  
Seattle, WA 98103

**Settlement Agent:** Law Office of Wanda Reif Nuxoll, PS  
(206)749-2850

**Place of Settlement:** 22525 SE 64th Place, Suite 245  
Issaquah, WA 98027

**Settlement Date:** July 29, 2010

**Property Location:** 10028 NE 23rd St  
Bellevue, WA 98004  
King County, Washington

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### Loan Payoff Details

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**Payoff First Mortgage to Chase/ NW Trustee**

Loan Payoff	445,026.26	As of 08/06/10
Total Additional Interest	-65.69	-1 days @ 65.690000 Per Diem
<b>Total Loan Payoff</b>	<b><u>444,960.57</u></b>	

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**Payoff Second Mortgage to HomeStreet Bank**

Loan Payoff	3,000.00	As of 07/29/10
Total Additional Interest		days @
<b>Total Loan Payoff</b>	<b><u>3,000.00</u></b>	Per Diem

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### Title Services and Lender's Title Insurance Details

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Sales Tax on Owner's Title Policy to Ticor Title Company	107.92
	<u><b>\$ 107.92</b></u>

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### Settlement or Closing Fee Details

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Settlement Fee to Law Office of Wanda Reif Nuxoll, PS	862.50
Courier Fee to Law Office of Wanda Reif Nuxoll, PS	47.00
Reconveyance Tracking to Trustee Services Inc	200.00
<b>Total \$</b>	<b><u>1,109.50</u></b>

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### Owner's Title Insurance

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Owner's Policy Premium to Ticor Title Company	1,136.00
<b>Total \$</b>	<b><u>1,136.00</u></b>

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.